



# TOWN OF WINCHENDON

## AGENDA & NOTICE OF MEETING

to the provisions of Chapter 39, Section 23B of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press.

**BOARD/COMMITTEE:** Zoning Board of Appeals

**DATE:** Wednesday August 18, 2021 **TIME:** 7:00 p.m.

**LOCATION:** 109 Front Street – 2nd Floor Auditorium (Town Hall)

*ALL MEETING NOTICES MUST BE FILED AND TIME STAMPED IN THE TOWN CLERK'S OFFICE AND POSTED ON THE MUNICIPAL BULLETIN BOARD 48 HOURS PRIOR TO THE MEETING. (in accordance with Chapter 303 Acts of 1975). THE MEETING ROOM IS HANDICAPPED ACCESSIBLE. WITH ADVANCE NOTICE THE CONSERVATION COMMISSION CAN ARRANGE REASONABLE ACCOMODATIONS FOR PERSONS WITH OTHER DISABILITIES. TO REQUEST ASSISTANCE, CONTACT THE CONSERVATION AGENT AT 978-297-5410*

Call to Order  
Announcements & Public Comment  
Review & Approval of Minutes – July 21, 2021  
Business:

**7:05pm - PUBLIC HEARING** Special Permit application of Robert Campbell for 10 Washington Avenue (Map 5A3, Parcels 11 & 12) Winchendon, MA 01475. Application is to obtain a Special Permit allowing for conversion of the existing single family residence into a two family residence as referenced in 5.2.1 Residential Principal Use Categories of the Winchendon Zoning Bylaws. Said property is located in a R10 – Neighborhood Residential district.

**7:10pm - PUBLIC HEARINGS** – Application of Joyce Klauzinski of 16 Hale Street. (also known as Assessors Map 4C4, Parcel 57) to Alter a Pre-Existing Non-Conforming Parcel or Structure as outlined in Article 6.2.3 of the Winchendon Zoning Bylaws and for a Variance of Side Setbacks per Table 7.2 of the Zoning Bylaws. Said property is located in a R80 – Rural Residential district.

**7:15pm - PUBLIC HEARINGS** – Application of Cindy Fitch of 6 Island Road. (also known as Assessors Map 6, Parcel 9) to Alter a Pre-Existing Non-Conforming Parcel or Structure as outlined in Article 6.2.3 of the Winchendon Zoning Bylaws and for a Variance of Dimensional Requirements per Table 7.2 of the Zoning Bylaws. Said property is located in a R40 – Rural Residential district and within the Lake Monomac Overlay District (LMOD).

**7:20pm - PUBLIC HEARING** - Special Permit application filed by AJ Baker at 10 Mill Street (also known as Assessors Map 5A2, Parcel 168) to allow for non-commercial livestock (1 horse) on a parcel smaller than 5 acres, as outlined in Article 5.2 of the Winchendon Zoning Bylaws. Said property is located in a PD – Planned Development district.

**7:25pm - PUBLIC HEARING CONTINUATION** - Comprehensive Permit application from the Montachusett Veterans' Outreach Center for redevelopment of the former Poland and Streeter Schools on Oak Street and Murdock Avenue (Assessors Map-Lot 5B2-117 & 118). Said redevelopment to create 44 units of housing for veterans and related site work and improvements. Said property is located in a R10 – Neighborhood Residential District. (Public hearing must close by 10/25/2021 with decision by 12/3/2021)

**7:30pm - PUBLIC HEARING** - Application for Special Permits filed on behalf of the Town of Winchendon for work proposed at Winchendon Community Park on Ingleside Drive (also known as Assessors Map 5A3, Parcel 348). Said property is located in a R10 – Neighborhood Residential district. Special Permits requested per Article 5.2 of the Winchendon Zoning Bylaws would allow for  
(1) operation of a commercial parking lot and (2) non-profit recreational use

Adjourn